



## MEMORANDUM

Date: July 31, 2013

To: Jose Ribeiro, Senior Planner

From: Craig Pittman, P.E. – Senior Civil Engineer

Subject: Z-0003-2013 MP-0001-2013 Kingsmill (Woods Golf Course and Country Road)  
(Rezoning/CIS/MP)

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and has the following comments for the above project you forwarded. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is submitted.

### General Comments:

1. The Applicant may be required to submit an analysis of the existing gravity lines, pump stations and force mains impacted by this development that shows there is adequate capacity to accept the flow based on the Regional Design Guidelines or what upgrades are required to provide adequate capacity. Any required upgrades shall be made part of the project submittal.
2. The Applicant will be required to submit all proposed connections to or extensions of public utilities own by outside agencies to those agencies for approval during the site plan stage.
3. The Applicant states both Areas 1 and 2 will be served by sewage pump stations that are intended to connect to existing JCSA force mains. The CIS shall be revised to clarify if grinder pump stations are proposed or if JCSA non-clog type stations are proposed. It appears both areas could be served by a single station.
4. The exhibit for areas 6 and 7 and the entry in the table on page 6 of the CIS do not agree on the number of proposed units. Verify and revise as required.

5. The conclusion on page 11 of the CIS shall be revised to note upgrades to the available public utilities may be required for development.
6. Verify the referenced tab numbers on pages 5 and 6 of the CIS and revise as required.

Please call me at 259-5451 if you have any questions or require any additional information.